



Brownfields News Kansas



KDHE's Brownfields News is published to share brownfields success stories throughout the state of Kansas.

RedevelopKS Initiative Web Site Online

Are there areas in your community that are prime areas for development? The RedevelopKS Initiative is an Internet-based database available for communities to list properties for sale in redevelopment areas. KDHE is often contacted by developers looking for a listing of brownfields properties they can develop. The RedevelopKS Initiative provides communities another mechanism to advertise these redevelopment areas.

KDHE is soliciting communities to list properties on the Web site. Simply visit the Web site and click on "Sell a Property" to enter information about the property you'd like to list. Please visit the Web site at: <http://www.redevelopks.org> or contact Bridget Wilson at (785)291-3246.

Issue #2

1

Winter 2005

Pittsburg Redevelops Smelter Property into Town Center

The Pittsburg Town Center redevelopment project in Pittsburg, KS is funded through Tax Increment Financing (TIF) by Pittsburg to revitalize a brownfields area in one of the city's key commercial districts. A proposal which included Home Depot as the anchor store with space for several other retail establishments was selected for redevelopment of the property. An environmental assessment was conducted to research the past uses of the property. The results of the assessment identified an adjacent former zinc smelter facility with associated lead and cadmium impacts to soil on the brownfields property.

Given this information, the developer, DJ Christie, Inc., entered the brownfields property into the Voluntary Cleanup and Property Redevelopment Program (VCPRP) to address contamination at the property. An investigation confirmed lead and cadmium contamination at the property. The volume of contaminated material and potential remediation cost jeopardized the entire redevelopment project. Working together, KDHE, the city of Pittsburg, and DJ Christie, Inc. developed a remedy which provided a positive outcome for all parties. The cho-

Pittsburg Story Continued on Page 4



The RedevelopKS Initiative is designed as a redevelopment tool for Kansas communities.

Brownfields News

Issue #2

2

Winter 2005

2005 Brownfields Workshops

During the months of May and July 2005, KDHE will again host workshops to discuss brownfields opportunities in the State of Kansas. Internet seminars will be hosted in May. Brownfields workshops will be held in the cities of Leavenworth, Junction City, Wichita, and Great Bend in July. Tentative dates for the workshops are as follows:

Leavenworth - July 13
Junction City - July 14
Great Bend - July 20
Wichita - July 21

Brownfields workshops are designed to provide attendants with basic knowledge regarding eligibility of brownfields properties and various funding opportunities to address brownfields properties. Workshops conducted in 2005 will also provide "hands on" opportunities to utilize software developed to assist in brownfields redevelopment.



The Brownfields Internet Seminar will be conducted on May 4 with a repeat seminar on May 11.

Who should participate? Anyone interested in redevelopment opportunities in their community. Typical participants include: municipalities, economic development agencies, certified development companies, and others with an interest in the redevelopment and reuse of underutilized property.

Check the KDHE Brownfields web site (<http://www.kdhe.state.ks.us/brownfields/index.html>) for specific times and registration information for these events.

Please contact Bridget Wilson at: (785)291-3246

New! Brownfields Listserv

KDHE has recently developed a listserv to provide regular updates to the public of new brownfields developments in the state as well as provide current updates of the federal brownfields program.



To sign up for the listserv, visit https://www.accesskansas.org/mailman/listinfo/brownsfields_program

Technical Assistance for Brownfields

The Technical Assistance to Brownfields (TAB) program at Kansas State University provides assistance to local brownfields program managers and communities. The program is primarily funded by EPA and assistance is usually free. K-State assistance is provided on a 'first-come' basis to the extent that staff and funds are available, and assistance is tailored to meet the needs of each community's brownfields program. Professional staff at K-State provide technical review and research services and assist with community outreach and education efforts.

Examples of assistance include guidance through the brownfields process, helping to prepare request for proposals for brownfields consulting services, reviewing proposals, reviewing work plans, explaining technical documents, attending meetings, assisting with communications with state agencies or EPA, providing workshops and assisting with other community outreach activities/events.

Brownfields News



Coffeyville Turns Brownfield Into Elementary School

In October 2001, the Coffeyville School District submitted an application for KDHE to perform a Brownfields Targeted Assessment (BTA) of city-owned property, which had formerly been utilized as a drive-in theater. The property was proposed as the new location of a community wide elementary school. There was concern regarding potential impacts from a Resource, Conservation and Recovery Act (RCRA) Corrective Action site known as Sherwin Williams to the former drive-in property. The school district approached KDHE, EPA, and Sherwin Williams to explore the possibility of building the new school on property owned by the School District and utilizing a portion of the property owned by Sherwin Williams for parking and recreational purposes for the school.

Results from the BTA identified elevated lead in surface soil at the property. KDHE, EPA, Coffeyville School District, Sherwin Williams, and the city of Coffeyville worked together to resolve environmental issues related to the lead soil contamination. After the extent of contamination was determined, Sherwin Williams completed remediation of the school property. Soil removal, off-site disposal, and site restoration activities were conducted in late 2002.

Just east of the new school, Sherwin Williams placed an engineered cap over seven acres of their facility for use as a parking lot, baseball, and soccer fields. This recreational area will be used by the school as well as the City of Coffeyville.

On Oct. 9, 2004, the School District had a dedication ceremony for the new community school.

EUCs - Another Tool for Redevelopment



Suppose you have done an assessment on a piece of property and have determined the soil is contaminated. Environmental Use Controls (EUCs) may provide an alternative method to complete cleanup activities in a cost effective manner.

Historically, land owners were required to remediate contaminated soil to residential standards. This often meant excavating the soil and disposing of it in a KDHE approved landfill. EUCs allow property owners to voluntarily restrict the future use of their property in order to mitigate risk posed by environmental contamination. The use of EUCs may allow contamination to be left on site, as long as potential contact with the contamination is eliminated through placement of an impermeable cap. Other restrictions may include: prohibiting residential use of the property, placing restrictions on well installation or excavation, or some other means. A property owner can apply for an EUC at any point in the redevelopment or remediation process, which could potentially reduce the environmental costs of a project significantly.

To learn more about EUCs contact Chris Jump at (785)296-1935 or visit the programs Web site at:

<http://www.kdhe.state.ks.us/remedial/eucs.htm>



Any change, even a change for the better, is always accompanied by drawbacks and discomforts.

- Arnold Bennett

Brownfields News

Pittsburg Home Depot, Cont. from page 1

sen remedy called for encapsulation of the approximately 30,000 cubic yards of smelter waste material beneath the city street with an Environmental Use Control (EUC) for the encapsulated area. This approach alleviated environmental liability and exposure concerns, avoided costly offsite disposal or onsite treatment, and allowed redevelopment of the North Broadway property to continue.

The time needed to encapsulate the waste material threatened to delay construction, but cooperation between KDHE and Home Depot allowed construction to begin without waiting. Because the Home Depot lot, a smaller unit within the larger redeveloped property, was not impacted by contamination, KDHE was able to issue a separate 'No Further Action' determination for the Home Depot lot in August 2004. This determination allowed construction of the Home Depot building and parking lot to begin, while encapsulation of the smelter waste material under the street was being completed in December 2004. Construction of the remaining lots began soon after the smelter waste material was removed. Redevelopment activities at

Pittsburg Town Center have revitalized the North Broadway district of Pittsburg.

The former Weir City Zinc Smelter in Pittsburg left a legacy of metals contamination in soil.



Issue #2

4

Winter 2005

Kansas Brownfields

KDHE/BER

1000 SW Jackson, Suite 410

Topeka, Kansas 66612

264-27